

**NOTICE OF MEETING TO BE HELD BY THE
HISTORIC PRESERVATION COUNCIL
WEDNESDAY, FEBRUARY 15, 2023 - 9:00 AM
CITY HALL, COMMISSION CHAMBERS, 3RD FLOOR
1300 HOUSTON AVENUE, MCALLEN TEXAS 78501**

AGENDA

At any time during the course of this meeting, the Historic Preservation Council may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Historic Preservation Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Historic Preservation Council may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

Public Comment (Individuals wishing to speak regarding an agenda item)

CALL TO ORDER -

1. Minutes

- a) Approval or Disapproval of Minutes held on September 28, 2022 (**TABLED ON 11/30/2022**)
- b) Approval or Disapproval of Minutes held on November 30, 2022

2. Public Hearing

- a) Request of Elva M. Cerda on behalf of McAllen Heritage Center, Inc. for a Certificate of Appropriateness for the construction of a new building annex to the existing Historic Landmark located at Lots 7 thru 14, Block 14, McAllen Addition Subdivision, Hidalgo County, Texas; 301 South Main Street. (**CLM2023-0001**)

3. Election of Officers

- a) Election of Chairperson
- b) Election of Vice-Chairperson

4. Adjournment

If any accommodations for a disability is required, please notify the planning department (956-681-1250) 72 hours before the meeting date with regarding to any item, the Historic Preservation Council may take various actions, including but not limited to rescheduling an item entirety for a particular action at a future date.

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above agenda for the meeting of the McAllen Historic Preservation Council is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 10th of February of 2023 at 3:00p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Jessica Cavazos, Administrative Supervisor

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The Historic Preservation Council convened in a meeting on Thursday, September 28, 2022 at 9:04am at the McAllen City Hall – 1300 Houston Avenue – Commission Chambers.

Present:	Orlando Gutierrez	Chairperson
	Dr. Jaclyn Miller	Vice-Chairperson
	Trisha Scott	Member
	Carolina Civarolo	Member
Absent:	Odette Macdonald	Member
	David Cazares	Member
	Danny Boultinghouse	Member
Staff Present:	Iris Dominguez	Deputy City Attorney
	Austin Stevenson	Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Liliana Garza	Planner III
	Natalie Martinez	Administrative Assistant
	Porfirio Hernandez	Planning Technician II

CALL TO ORDER – Orlando Gutierrez – Chairperson

1. Minutes

- a) Minutes for meeting held on August 25, 2022

Dr. Jaclyn Miller **moved** to approve the minutes with corrections made. Ms. Trisha Scott **seconded** the motion with corrections made. The board voted to approve the minutes with corrections with 4 board members present and voting.

2. Public Hearing

- a) Request of Jack E. and Hilda Edwards for a designation of a McAllen City Landmark at the West 25 ft. of Lot 11, and all of Lots 12 and 13, block 11, Milmore Addition to McAllen Subdivision, Hidalgo County, Texas; 1321 Jasmine Avenue. **(HIS2022-0001)**

To protect, enhance and preserve landmarks or districts of historical and cultural importance and significance as necessary to promote the economic, cultural, educational and general welfare of the public.

The subject property is located at the southeast corner of North Main Street and Jasmine Avenue. The zoning designation for this tract is R-1 (single family residential) District and there is currently a residence located on the subject property. The architectural classification for the building is English Tudor.

Paul David Miller was born on August 14, 1887, in Russell, Kansas. He initially worked alongside his father as a grain dealer at M.P. Miller and Son and then headed the company when his father retired

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in 1900. Around 1922, he moved to Houston, Texas where his career as a commercial executive and financial firm expert began with Houston Building and Loan association. He moved to Donna, Texas in June 1925, where he remained in an official capacity with the newly formed Valley Building and Loan Association. He became associated with R.C. Morris in the new firm and the two men witnessed the growth of the institution over a period of several months before moving their headquarters to McAllen.

In August of 1926, Mr. Miller moved his family to McAllen and supervised the construction of their new home in the Milmor Addition, which he and Mr. Morris, developed into a restricted residential portion of the city. The two-story English Tudor brick veneer home was completed in October 1927 and was known as one of the beauty spots in McAllen.

Mr. Miller took progressive steps to make Valley Building and Loan Association one of the leading organizations of its kind in South Texas, after the formation of the Milmor Development Company in October 1927. In 1929, he was elected president of the McAllen Retail Merchants Association and was also named a director of the Texas League of Building and Loan Association but was unable to continue because of his labors in the Valley.

Mr. Miller was an active member of the First Methodist Church in McAllen, a member of the Fraternal Order of Masons, a Shriner, and a member of the Eastern Star. He held memberships in McAllen Rotary Club and in Loyal Service Post No. 37, American Legion, McAllen. He was a second Lieutenant in the quartermaster's corps in the American Army, serving as a transport quartermaster aboard the ship "Freida" en route to France.

From 1925 to 1930, Mr. Miller took a leading role in the formation of McAllen's industrial activity. He was credited for bringing the annual state convention of the Texas League of Building and Loan Associations to a South Texas city for the first time since its creation. The convention took place in McAllen during the month of February 1930 and was one of the last acts he completed before he passed away the following month.

Anna Marietta Kelsey was born Hannah Rebecca Allen on September 25, 1863 in Marietta, Georgia. When her parents died early in her childhood, she was adopted at the age of 6 by John Peter Kelsey and Amanda Brooks Kelsey, who were early settlers of South Texas. After Mr. Kelsey's death in 1898, Miss Kelsey took over the reins of the family's ranching and farming business and became widely known as one the leading "businessmen" of Starr and Jim Hogg County. She was appointed deputy sheriff of Starr County in 1918, which enabled her to carry a gun when on her trips to oversee the large ranches left to her by her father. She was also appointed as second in command in the American Protective League, a group organized in search of spies along the U.S.-Mexican border. Serving as the first chairman of the Starr County Red Cross Chapter, she represented the chapter at a convention in Washington, D.C. in 1919.

In July 1931, Miss Kelsey moved to McAllen, where she purchased the subject house. Miss Kelsey was known as one of the South's most outstanding philanthropic women and was a large donor to the building of churches, parsonages, and public buildings from Corpus Christi to Mexico City. Her civic work in McAllen included a \$5,000 donation to the Women's Club building, owned by the McAllen City Federation of Women's Clubs. She served on the board of directors of the McAllen Memorial Library and gave \$10,000 to the erection of the library. She helped with the purchase of the First Methodist Church of McAllen, located on Main Street.

Miss Kelsey published a book on March 1952, "Through the Years," which reflected her knowledge of pioneer life along the border. Proceeds from the sale of the book were donated to the Cerebral Palsy fund of Pharr, Texas, beginning with the first royalty check of \$315 presented to the fund at

the opening of the Crippled Children's Center in May 1952. A year later, on July 1, 1953, Miss Kelsey passed away in her Jasmine Avenue home.

On October 30, 1927 the *McAllen Daily Press* made a front-page announcement: "Miller Moves in New Home." The article described the Miller's new house as a "beautiful new home on the corner of Miller avenue and 14th Street, in the Millmor Addition" and "entirely modern in every respect, and is equipped with new furniture." The house was built by Mr. J.A. Traylor, contractor, while Valley Lumber Company supplied the materials.

Built of brick veneer, the house features hallmarks of the English Tudor style such as two-story, steeply pitched roof, cross gables, a chimney crowned by decorative chimney pots, and tudor arches. Its two-story placement across two lots of Jasmine Avenue is relieved by its projecting tudor arch entrance and extended front chimney. The Miller-Kelsey house is in excellent condition and retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

The Miller-Kelsey House is an outstanding example of a custom-designed English Tudor house built during a period of phenomenal growth in South Texas in the mid-1920s. It is a prime example of romantic designs that were beginning to replace the humbler bungalow in the region. The house is also significant in the area of development for the pivotal role Paul David Miller played as a leading role in the formation of McAllen's industrial, commercial, and residential building activity and Miss Anna Marietta Kelsey's knowledge of pioneer life along the border.

The building meets the requirements established under Section 138-414 Sub-section (c) (3) (a) of the Historic Preservation Ordinance for a City of McAllen Landmark Designation by way of the following

1. Possess significance in history, architecture, archeology, and culture;
2. Is more than 50 years old and embodies the distinctive characteristics of a type, period, or method of historical construction or architecture;
3. Is associated with the lives of persons significant to our past;
4. Is associated with events that have made a significant contribution to the broad patterns of the city's history.
5. Embodies the distinctive characteristics of a type, period, or method of construction;
6. Represents the work of a renowned master designer, builder or craftsman;
7. Represents an established and familiar visual feature of the neighborhood

Mr. Orlando Gutierrez stated how well defined the house is and how he used to live in a similar house just like the applicants.

Ms. Hilda Edwards stated that her and her husband bought the home when she was only 8 months pregnant and raised 3 children in that home. Through the years, her husband and herself have maintained and restored the home; even though Mr. Edwards wanted to make changes to the home, Ms. Edwards was able to convince him to keep the house in its original state. Ms. Edwards submitted this application because she fears that the old town is being transformed. She believes

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the home is very important to preserve. Ms. Edward stated that Ana Kelsey was very influential to her and Mr. Miller is also important because both previous home owners are significant to the history of McAllen and the home. If it ever comes to a day to name the home, she believes the home should be named the Miller-Kelsey home.

Mr. Orlando Gutierrez stated that he appreciates and is glad the home came across educated people who see the home as a jewel and were not only able to preserve the exterior but the interior of the house as well.

Dr. Jaclyn Miller admired the Edwards for their hard work researching of the home.

Ms. Carolina Civarolo asked if they were planning to pursue with the Texas Historical Commission for the marker. Ms. Edwards replied yes, but from her understanding, they only accept applications in the spring.

Ms. Edwards stated that she wanted to develop the back yard and front yard into a garden area to be shared with the public and she would name it on her father's behalf "Evodio's Garden" which means "He who follows a good path".

Dr. Jaclyn Miller asked staff if there were any updates on survey identifying properties meeting criteria for designation because this seems like a great opportunity to publicize about the landmark designation process. There were no updates as per Ms. Liliana Garza.

Ms. Liliana stated that the item will be going to the Planning and Zoning board meeting and City Commission meeting.

After discussion, Dr. Jaclyn Miller **moved** to approve the item. Ms. Trisha Scott **seconded** the motion. The board voted to approve the item with 4 board members present and voting.

The meeting was adjourned at approximately 9:25 a.m.

Orlando Gutierrez
Chairperson

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The Historic Preservation Council convened in a meeting on Wednesday, November 30, 2022 at 9:09am at the McAllen City Hall – 1300 Houston Avenue – Commission Chambers.

Present:	Orlando Gutierrez	Chairperson
	Dr. Jaclyn Miller	Vice-Chairperson
	David Cazares	Member
	Danny Boultinghouse	Member
Absent:	Odette Macdonald	Member
	Trisha Scott	Member
	Carolina Civarolo	Member
Staff Present:	Iris Dominguez	Deputy City Attorney
	Omar Sotelo	Senior Planner
	Liliana Garza	Planner III
	Natalie Moreno	Administrative Assistant
	Porfirio Hernandez	Planning Technician II

CALL TO ORDER – Orlando Gutierrez – Chairperson

1. Minutes

- a) Approval or Disapproval of Minutes for meeting held on September 28, 2022

Mr. Danny Boultinghouse **moved** to table the minutes due to request of revised caption. Dr. Jaclyn Miller **seconded** the motion, with 4 board members present and voting. Item has been tabled.

2. Public Hearing

- a) Request of Omar and Mari Liza Van Wagoner for a designation of a McAllen City Landmark out of a 0.73- acre tract of land out of the South 3.15 acres of out of the Southwest quarter of the Northeast quarter of the Southwest quarter of Section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1206 North Main Street. **(HIS2022-0002)**.

The subject property is located at the east side of North Main Street and approximately 135 ft. north of Kendlewood Avenue. The zoning designation for this tract is R-1 (single family residential) District and there is currently a residence located on the subject property. The architectural classification for the building is Craftsman Style.

Mr. George Frank Wheelberger moved to McAllen with his brother Granville and sister Esta in 1912 from Illinois and the following year they purchased 22 acres from John W. Ewing, where the residence currently sits. Mr. Wheelberger joined the orchardist community and began construction of his home and farming his acreage with citrus. The property was deeded to Esta; however, when she married M. J. Bove and moved into his home in 1918, Mr. G.F. Wheelberger purchased the property from her. In 1920, Mr. Wheelberger married Clara Emerick and a year later their daughter

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Coylie Elizabeth Wheelberger was born in the home on Main Street.

Mr. G.F. Wheelberger purchased several tracts of lands in the Hidalgo Canal Co.'s and McAllen Townsite; however, he slowly began to sell them off until he was left with the $\frac{3}{4}$ acre where the home currently resides.

Agricultural development, especially citrus, was and remains integral to the Rio Grande Valley. In September 1936, The Monitor made an announcement: "Early Pink Show Excellent Blush; Fruit on Display." The article described Mr. Frank Wheelberger as "McAllen's Pioneer fruit-grower" who displayed a couple of his pink grapefruit at the McAllen Chamber of Commerce. He owned 10 acres of pink grapefruit and harvested bumper crops from his orchard each year. It was also stated in another article that same month that when northerners would visit the valley, they would beg for clusters of fruit to take back with them. They said "When we go back and TELL them what we saw it's so good they don't believe us. They have to see it themselves." Mr. Wheelberger donated the necessary exhibit of citrus.

In 1940, the City of McAllen commission and school board got together and named a joint board of equalization to fix tax values of the two political subdivisions. Mr. Wheelberger was one of the 3 members chosen to serve. An article from The Monitor described the three members of the joint board, as "Old-Timers" of McAllen.

Following Mr. Wheelberger passing in June of 1948, an entry from The Monitor stated that "Mr. George Franklin Wheelberger, pioneer McAllen citrus grower, died on June 29, 1948 at 80 years old. Mr. Wheelberger came to McAllen a long time ago, only a few years after McAllen became an incorporated town. He had lived out on North Main Street in the same trim white home all that time. When it was in the farm area just beyond the north city limits. But McAllen grew so rapidly that he became surrounded by residential areas. To his last days, Mr. Wheelberger prided himself on the neatness of his home, his lawns and his trees. He kept them that way for more than a quarter of a century."

Coylie Elizabeth Wheelberger was the daughter of George Frank and Clara Wheelberger. She graduated from McAllen High School in 1938 and McAllen Business College the following year. C.K. Koelle was born in 1920 in Mission, Texas, to a family of Sharyland pioneers who came to the area in 1916 from Watertown, South Dakota on one of John H. Shary's, the district's namesake, land tours. C.K. graduated from Sharyland High School in 1939 and began farming, ranching and working in the community. Both Coylie and C.K. married on August 8, 1955 and worked together in C.K.'s farming operations.

C.K.'s love of land earned him recognition as Outstanding Conservation Farmer in two different South Texas Soil Conservation Districts. From 1968 to 1973 he received the annual award at the Texas Citrus Fiesta in Mission, Texas for raising over 50 varieties of citrus. In October 2000, the Hidalgo County Farm Bureau honored him for outstanding service to agriculture. On the last weekend of February for over 20 years, he hosted a 2-day show affiliated with the Rio Grande Valley Old Farm Equipment Club at their farm on North Shary Road. One of his greatest pleasures was his collection of antique two-cylinder John Deere tractors from the smallest to the largest in the alphabet series, the "Two Banger Museum." The show was nationally advertised and farmers from all over would attend. The show offered more than antique tractors and engines, but also spotlighted old military vehicles and classic cars, with demonstrations by woodcarvers, wood turners, spinners, horse shoeing and many other crafts – all to the happy music of the City of McAllen's calliope.

Coylie was a longtime member of St. John Episcopal church in McAllen and was active in the Alter Guild and as a Charter member of St. John's Chapter of the Order of the Daughters of the King. She served with the Easter Seals Rio Grande Valley in McAllen and was a member of the Telephone Pioneers of McAllen, The McAllen Old timers' club and the Hidalgo County Historical Society. C.K. was a lifelong member of St. Paul Lutheran Church in McAllen and helped level and prepare the land for the present church when it was built in 1957. During World War II, C.K. served his county in the 785th Tank Battalion, Company "C," stationed at Fort Knox, KY. The 785th Tank Battalion was assigned to check tanks as they were developed before they were used in combat. During the Pacific phase of the War, the 785th Battalion was to be in the spearhead of the invasion of Japan. C.K. was in the first wave of soldiers who had already been told they would not survive to return home. They were on the high seas when the atomic bomb was dropped and immediately returned to the Philippine Islands to the devastated City of Manila where they guarded prisoners of war until they were finally returned to the States to be discharged. In 1958, C.K. and two of his Company "C" buddies organized annual style reunions of the Company. In June 1983m C.K. hosted the Reunion in McAllen and made sure the men and their families from New York to California would always remember the Texas hospitality of the Lower Rio Grande Valley of Texas.

In their later years, C.K. and Coylie moved into Coylie's childhood home at 1206 N. Main Street, McAllen, Texas. She and her husband decided to make their 80 acre-tract along Shary Road available to the Sharyland district as a lasting contribution to the community. "He loved the land so much" Coylie said in a 2012 interview by Andrew Kreighbaum. "He wanted so much to improve things and leave it better than he found it." The new high school campus in the Sharyland school district was named Pioneer High School at the request of the Koelles to recognize two of the first families, the Wheelbergers and themselves, to settle the area from McAllen and Sharyland.

The home was originally built by carpenter, Chris Longoria, as per a board over the front door signed by him and dated May 10, 1913. On May 22, 1927 the McAllen Daily Press made an announcement: "Remodeling Home." The article mentioned Mr. Wheelberger was remodeling his home by adding several sleeping rooms to the upper story and described the homes as "one of the many beautiful suburban homes adjoining McAllen." The residence remained in the Wheelberger family since it was built in 1913 until it was gifted to St. John Episcopal on July 9, 2013 and was left vacant up until the current owners, Mari Liza and Omar Van Wagoner, purchased it on April 25, 2017.

The new owners were able to meticulously remove, clean, refinish, and reuse almost all the original walls, flooring, doors, hardware, windows, staircase, and mouldings/casings. The home has a pier and beam foundation and the skirting that was originally on it was a type of metal siding. However, the Wagoners, decided to replace the metal siding with brick and were able to find a company out of North Carolina. Old Carolina brick is created by hand and used on historical restorations. The brick was used to skirt the home and bases for the column supports on the front porch.

The home's windows were original single pane wood windows with weights; however, some of the glass was damaged or missing. The Van Wagoner's were able to find a company, Architectural Glass, out of Houston, Texas that manufactures "old" glass. The glass line called Circa 1900 matched the window's glass perfectly because it has a slight distortion or imperfection when looking at the glass from angles. The roof of the home was a basic composition shingle; however, when removing it, the original cedar shakes were found underneath. They were able to replace the roof with GAF Glenwood Lifetime Wood Shake-Look Shingle, bringing back the look of the original cedar shake.

The Van Wagoner's added a concrete foundation addition to the rear of the home, which consists of

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a kitchen/dining space, Butler's pantry, laundry room, ½ bath, office and part of the master bath and closet, as well as the breezeway and detached garage on the south side. The Old Carolina brick was also used to skirt the new addition, the flooring for the back porch and breezeway, and used the thin brick on the wall in the kitchen and butler's pantry. The vinyl siding around the home was covering the original wood siding, which was cleaned and painted, and the Van Wagoner's were able to match the wood siding perfectly and use it on all the additions. After locating a company out of San Antonio, who had a contact that was removing the long-leaf pine floors from the courthouse in Yorktown, Texas, the flooring of the addition was able to match the original home's long-leaf pine flooring.

All beadboard was reused where possible for the ceilings in the master bath, kitchen and exterior porches. Removing the old ceiling tiles exposed tongue and groove wood planks, which were cleaned and stained. The ceiling wood planks were left exposed in the master bedroom on the first floor and both bedrooms on the second floor. Every original door was reused and any new door was a mirror image of the old. The hinges and doorknobs were removed, cleaned and reinstalled. The original kitchen cabinets were reused for the laundry room and the old back door was converted into a swinging door for the butler's pantry.

The original garage near the back of the property was rehabilitated with original leftover materials from the home.

The house features hallmarks of the Craftsman farmhouse style such as low-pitched roof, gabled roof with wide, unenclosed eave overhang, exposed roof rafter, decorative beams/braces added under roof gable, and porch with roof supported by tapered square columns. The Wheelberger-Koelle house is in excellent condition and retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

The Wheelberger-Koelle House is an outstanding example of a custom-designed Craftsman farmhouse built during a period of phenomenal growth in South Texas in the mid-1910s. The house is also significant in the area of agricultural development for the pivotal role G.K. Wheelberger played as McAllen's pioneer fruit-grower and C.K. Koelle's outstanding service to agriculture in Hidalgo County.

The building meets the requirements established under Section 38-413 Sub-section (b) (1) (a) of the Historic Preservation Ordinance for a City of McAllen Landmark Designation by way of the following:

1. Possess significance in history, architecture, archeology, and culture;
2. Is more than 50 years old and embodies the distinctive characteristics of a type, period, or method of historical construction or architecture;
3. Is associated with the lives of persons significant to our past;
4. Is associated with events that have made a significant contribution to the broad patterns of the city's history.
5. Embodies the distinctive characteristics of a type, period, or method of construction;
6. Represents the work of a renowned master designer, builder or craftsman;
7. Represents an established and familiar visual feature of the neighborhood

Mr. Orlando Gutierrez stated that the home was beautiful and a well preserved home and supports staff in recommendation.

Mr. Gutierrez asked if anyone was in opposition or in favor. No one came forward.

Mr. Danny Boultinghouse stated that Mr. & Mrs. Wagoner have done well to the home, it exceeds

the requirements on landmark.

Ms. Jacklyn Miller stated that it was a beautiful home and it was in the same area as the previous applicant, moving on the right direction to another historic area and even possible district.

Mr. David Cazares states that it adds to McAllen.

After discussion, Dr. Jaclyn Miller **moved** to approve the item. Mr. Boultinghouse **seconded** the motion. The board voted to approve the item with 4 board members present and voting.

3. Discussion and Possible Action:

- Jack E. Hilda Edwards – 1321 Jasmine Avenue

Ms. Liliana Garza mentions that Item number 3 (Discussion and Possible Action) would be removed from the agenda. Ms. Iris Dominguez clarified issues on the wording.

The meeting was adjourned at approximately 9:32 a.m.

Orlando Gutierrez
Chairperson

MEMO

TO: Historic Preservation Council

FROM: Historic Preservation Officer

DATE: February 9, 2023

SUBJECT: REQUEST OF ELVA M. CERDA ON BEHALF OF MCALLEN HERITAGE CENTER, INC. FOR A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A NEW BUILDING ANNEX TO THE EXISTING HISTORIC LANDMARK LOCATED AT LOTS 7 THRU 14, BLOCK 14, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 301 SOUTH MAIN STREET (CLM2023-0001)

BACKGROUND: The property is located on the southeast corner of S. Main Street and Chicago Avenue. The lot has 200 feet of frontage along S. Main Street and a depth of 140 feet for a lot size of 28,000 square feet. The property is currently zoned C-3 (general) District. The style of architecture of the office building is Spanish Eclectic Revival.

PROPOSAL: The applicant is proposing to build a 40 ft. by 50 ft. two story annex at the rear of the property on northeast side along Chicago Avenue and the alley.

ANALYSIS: The property, also known as the McAllen Heritage Museum was designated as a City Landmark in 2007. The building on site was built in 1935-36 and was owned by the U.S Post Office and in operation from 1936 until 1957. The post office moved to a bigger facility along South 12th Street in the downtown in 1958. The old post office building was then used as a federal building from 1958 until 1977 when a larger federal building was built. The building then was declared surplus and was deeded to the City of McAllen on September 11, 1979 as a downtown leisure center to be used by downtown shoppers. Although the exterior has remained the same as originally constructed the interior was remodeled in 1981 for its new use.

The design review process for the Certification of Appropriateness is critical for a designated historic landmark to ensure the unique and defining characteristics of the area are maintained according to McAllen’s design standards.

1. *Consistency of Style* – New construction should not try to replicate the architectural styles of the past but should look to them for guidance on fenestration patterns, façade organization, level and extent of detailing, massing, roof forms and height, and materials used. New construction should reflect modern design but be sensitive to the historical architectural styles of the past.

The applicant submitted renders showing annex complements with the current style of architecture of the rear side of the existing building. The plans submitted comply with the consistency of style design standards.

2. *Materials* – New construction should maintain the characteristics of existing exterior materials.

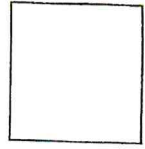
The renders submitted show materials consistent with the current historic building. Exterior walls, windows, and paint color will also match the existing facility.

3. *Setbacks* – To ensure consistency, new construction should follow existing ordinance requirements.

The applicant proposes a for the annex to be in line with existing structures on the north side along Chicago Avenue. The plans submitted comply with the design standards of a commercial property for Block 14, South McAllen Subdivision and will be verified during the building permit review.

CONCLUSION: The connection between the new and historic buildings will be limited to the construction of the proposed covered walkway as an extension of the non-historic canopy on the east, real elevation of the historic building.

RECOMMENDATION: The plans submitted comply with the Historic Landmark Design Standards for the proposed building. Therefore, staff recommends approval of the Certificate of Appropriateness for the proposed annex as requested by the applicant.



Date Received

HISTORIC PRESERVATION COUNCIL CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Required Items: Site plan, legal description, building elevations, final building plans and specifications, samples of paint colors, roofing materials, color photographs of structures and sites where construction will take place. NO CASE WILL BE SCHEDULED FOR A HEARING UNTIL ALL REQUIRED MATERIALS ARE RECEIVED (See check lists on pages 3-6)

Property Location (Street Address) 302 S. Main (former U.S.P.O.)

Historic District Name _____

Landmark Name McAllen Heritage Center - museum of history + culture

Legal Description McAllen Addition Lot 7 THRU 14
BLK 29

Name of Property Owner: U.S. Federal Building / City of McAllen

Mailing Address: 1300 Houston Ave. Zip Code: 78501

Telephone: City Atty (Ike Tawil) 681-1093 Fax No. _____

E-Mail Address: _____

(If different from Owner)
Name of Owner's Agent: Call Ike Tawil for info.

Address: _____ Zip Code: _____

Business/Home Telephone: _____ Fax No. _____

E-Mail Address: _____

Owner is requesting permission to: (describe clearly and in detail all architectural alterations to be made in addition to other requests. An additional sheet may be used.)

- Build an Annex that will be connected to the existing building. Annex is proposed to be built in rear of property southeast corner.
Architecture, exterior walls, windows + paint color

This completed form is to be submitted in person at the Planning Department Office will match the existing facility.

* Palm trees are proposed to be relocated.

APPROVAL BY THE HISTORIC PRESERVATION COUNCIL CONSTITUTES APPROVAL TO APPLY FOR A BUILDING PERMIT. BUILDING PERMITS MUST BE OBTAINED FROM THE CITY OF MCALLEN, PERMIT AND INSPECTIONS DEPARTMENT.

Owner understands the following:

1. If the Council fails to approve any portion of a request or recommends that changes be made in the plans and specifications, the owner will have five (5) days in which to inform the Historic Preservation Officer as to whether the owner agrees to the recommended changes.
2. Within ten (10) days from receipt of the recommendation, the Historic Preservation Officer shall notify the owner as to whether his request has been approved, conditionally approved or denied.
3. If the owner does not concur with the Council's recommendation, appeal to the Board of Commissioners may be made within the time specified in (Ord. Sec 138-419).

IF THE PROPERTY OWNER DOES NOT APPEAR PERSONALLY BEFORE THE COUNCIL, AN AUTHORIZATION SIGNED BY THE OWNER MUST BE PRESENTED TO THE HISTORIC PRESERVATION OFFICER, AUTHORIZING A REPRESENTATIVE TO APPEAR INSTEAD OR THE CASE WILL NOT BE HEARD.

I hereby authorize Eva M. Cerda of McAllen Heritage Center, Inc.
(Name of representative) (Company or agency)

To represent me in matters pertaining to this case.

Owner's Name: City of McAllen

Owner's Signature: _____

Date _____



HISTORIC PRESERVATION COUNCIL REQUIRED MATERIALS CHECK LIST

All background materials needed to support the applicant's request must be submitted to the Historic Preservation Officer **PRIOR** to scheduling the case before the Council. **NO CASE** will be placed on the agenda if **ALL** materials are not on file by the deadline date. Any last minute changes must be shown on revised plans.

II. Check Where Applicable:

- Residence and/or Duplex
- ~~Apartment~~ and/or Commercial

III PROJECT TO INCLUDE (check where applicable):

- A ALTERATION/REPAIR/RESTORATION of an Existing Building or Structure
- B NEW CONSTRUCTION *Annex is detached*
- C ADDITION
- D DEMOLITION
- E SIGN REQUIREMENTS
- F FENCING
- G DRIVEWAY - SIDEWALKS & PARKING LOTS
- H REPAINTING (color change)
- I REROOFING (materials/color change)
- J SWIMMING POOLS - FISH PONDS & FOUNTAINS
- K GAZEBO'S - BATH HOUSE & DECKING
- L WINDOWS

A ALTERATION/REPAIR/RESTORATION of an existing building or structure

- Scaled drawings, detailed architectural drawings may be required, dependent upon extent of work proposed.
- Photographs of the property and surrounding property, showing where work is to be done.
- A written list of proposed materials and colors, including manufacturer's specification numbers.
- Actual samples of materials and colors should be presented at the meeting.
- Written narrative indicating the extent of the proposed alteration.
- Other information needed to illustrate the proposed alteration.

B. NEW CONSTRUCTION

- Preliminary plans with building elevations
- Working scale drawings/specifications
- Drawing 8½" X 11" reproducible sheets
- Scale site plan with square footage of the building
- Photographs of building site for new construction
- Paint samples with brand name and number
- Roofing material sample
- Siding sample

C. ADDITION

- Preliminary plans with building elevations
- Scale drawing of addition in relation to structure
- Working scale drawings/specifications
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photographs of structure showing current appearance
- Photographs of all exterior sides (include all four sides of building)
- Colors (sample)

D. DEMOLITION

- Photographs of structure (all exterior sides of structure)
- Scale site plan
- Proposed use after demolition (conceptual plan)
- Proof of economic hardship or unusual and compelling circumstances (required for demolition within a historic district or of a landmark)

E. SIGNAGE

- Working scale drawings/specifications
- Scale drawing of sign in relation to structure
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photograph of location of proposed signage on structure/property
- Photograph of structure and all exterior sides affected by proposed work
- Type of materials to be used for sign
- Colors (samples) as applied to sign
- Size/style of lettering
- Illumination Plan

F. **FENCING**

- Type/design of fence
- Scale of drawing of members with specifications
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photograph of structure and all exterior sides affected by proposed work

G. **DRIVEWAYS - SIDEWALKS & PARKING LOTS**

- Type/design of driveway/sidewalk
- Drawing 8½" X 11" reproducible sheets
- Scale site plan
- Photograph of structure, location and all exterior sides affected by proposed work
- Landscaping plans (if any)
- Colors (sample)

H. **REPAINTING (color change)**

- Type of material
- Colors (sample)
- Description of design
- Photographs of structure and all exterior sides affected by proposed work

I. **REROOFING (material/color change)**

- Type of material (sample or cut sheet)
- Colors (sample)
- Description of design
- Photographs of structure and all exterior sides affected by proposed work

J. **SWIMMING POOLS - FISH PONDS & FOUNTAINS**

- Working scale drawings/specifications
- Scale drawing in relation to structure
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Type/design of swimming pool, fish pond and/or fountain
- Photographs of structure (all exterior sides) and area affected by proposed work
- Colors (sample)



K. GAZEBOS - BATH HOUSE & DECKING

- Working scale drawing/specifications
- Scale drawing in relation to structure
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photographs of structure (all exterior sides) and area affected by proposed work
- Colors (sample)

L. WINDOW REPLACEMENT

- Justification for replacement of windows
- Working scale drawings/specifications (material and color)
- Sample of proposed window (manufacturer brochure)
- Scale site plan designating number of windows to be replaced
- Drawing 8½" X 11" reproducible sheets
- Photographs of structure (all exterior sides) and area affected by proposed work

PLEASE BE ADVISED THAT THE COUNCIL HAS A POLICY OF ONLY HEARING A CASE WHEN THE OWNER OR THE OWNER'S REPRESENTATIVE IS PRESENT TO PRESENT THE CASE.

NOTE: PLEASE BE ADVISED THAT A STAFF MEMBER FROM THE PLANNING DEPARTMENT MAY VIDEOTAPE OR PHOTOGRAPH YOUR PROPERTY FOR THE HISTORIC PRESERVATION COUNCIL MEETING.

Texas Historical Commission RTHL No Review Required

8/31/22 1:35 PM

From: "Alex Toprac" <Alex.Toprac@thc.texas.gov>

To: "ecerda@mcallenheritagecenter.com" <ecerda@mcallenheritagecenter.com>

Elva,

In discussing internally our staff came to the conclusion that the new building proposal on the east, rear side of the McAllen Heritage Center (historic McAllen Post Office) will not require an official Recorded Texas Historic Landmark notification, review, and consultation process with the understanding that the connection between the new and historic buildings be limited to the construction of the proposed covered walkway as an extension of the non-historic canopy on the east, rear elevation of the historic building.

Please see the attached No RTHL Review Required Form for your organizational records.

If you are willing to share any renderings or elevation designs in the near future for our agency RTHL records that would be greatly appreciated.

Much thanks again.



Alex Toprac

Program Coordinator, Federal & State Review Program

Division of Architecture

P.O. Box 12276, Austin, Texas 78711-2276

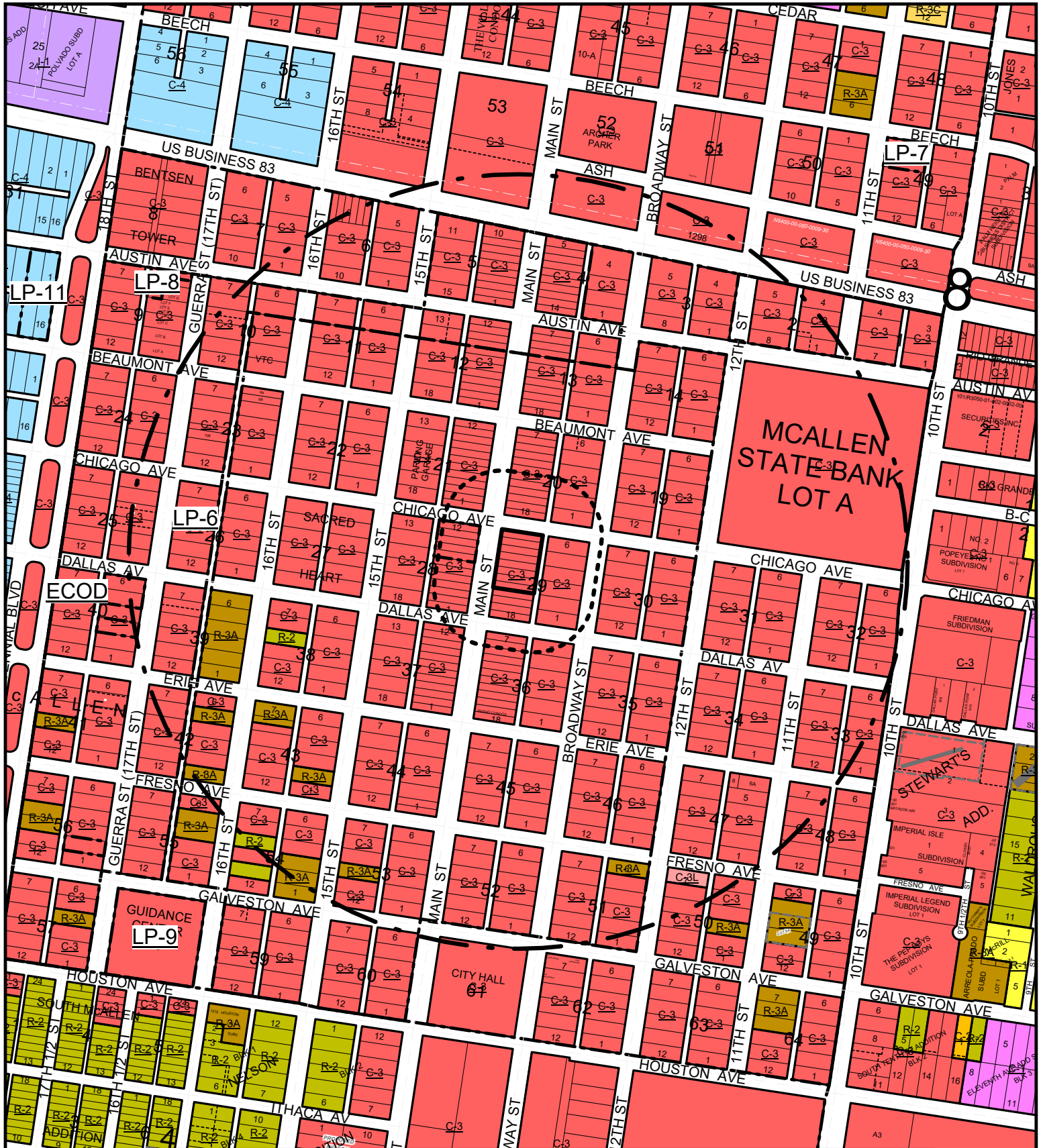
Phone: +1 512 463 6183

thc.texas.gov



Attachments:

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- RTHL_McAllenHeritageCenter_HistoricPostOffice_NoReviewReq_8-31-2022.pdf



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

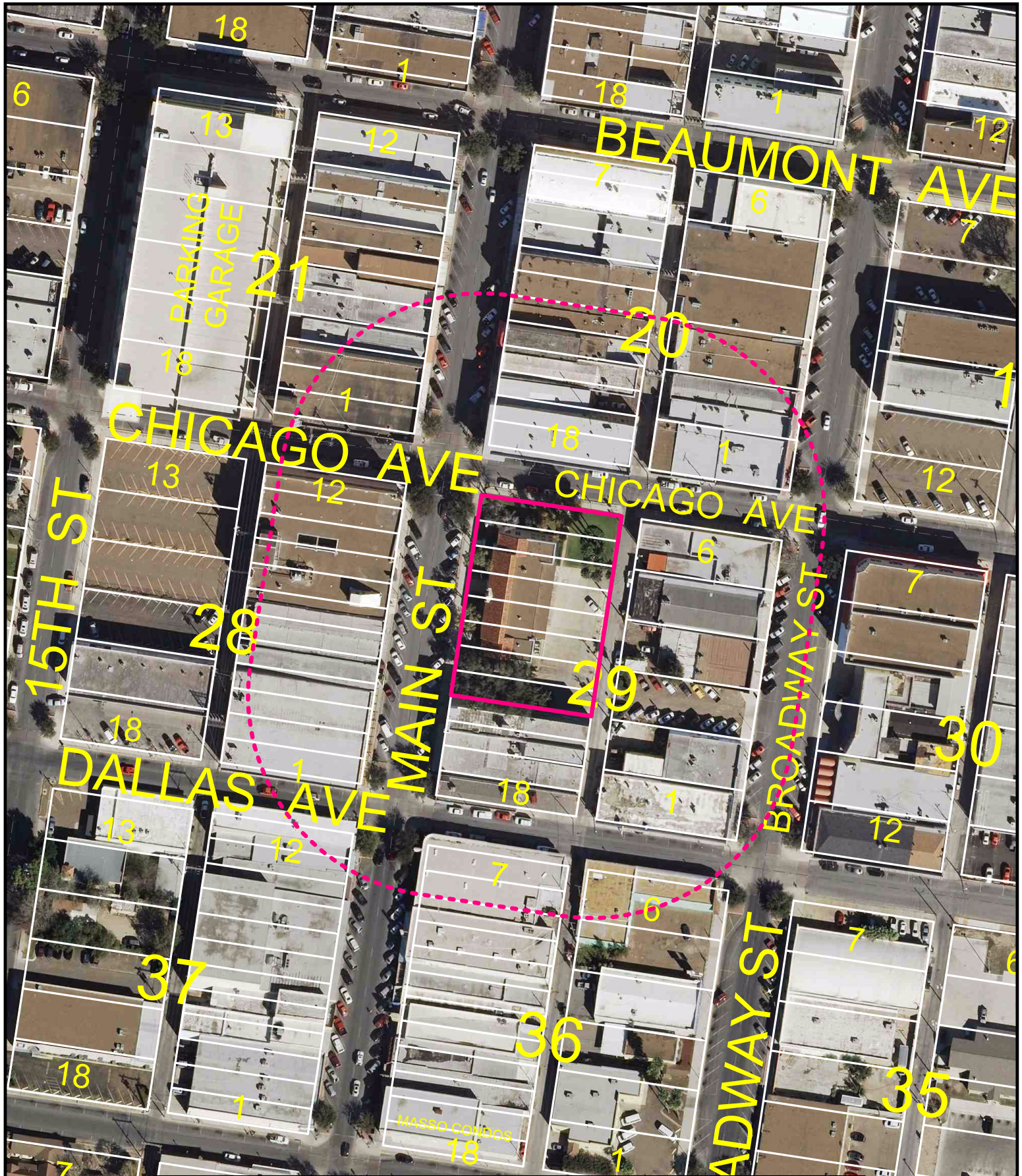
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLIX-FOURPLEX)	R-31 (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	SPECIAL DISTRICT

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

SUBJECT PROPERTY

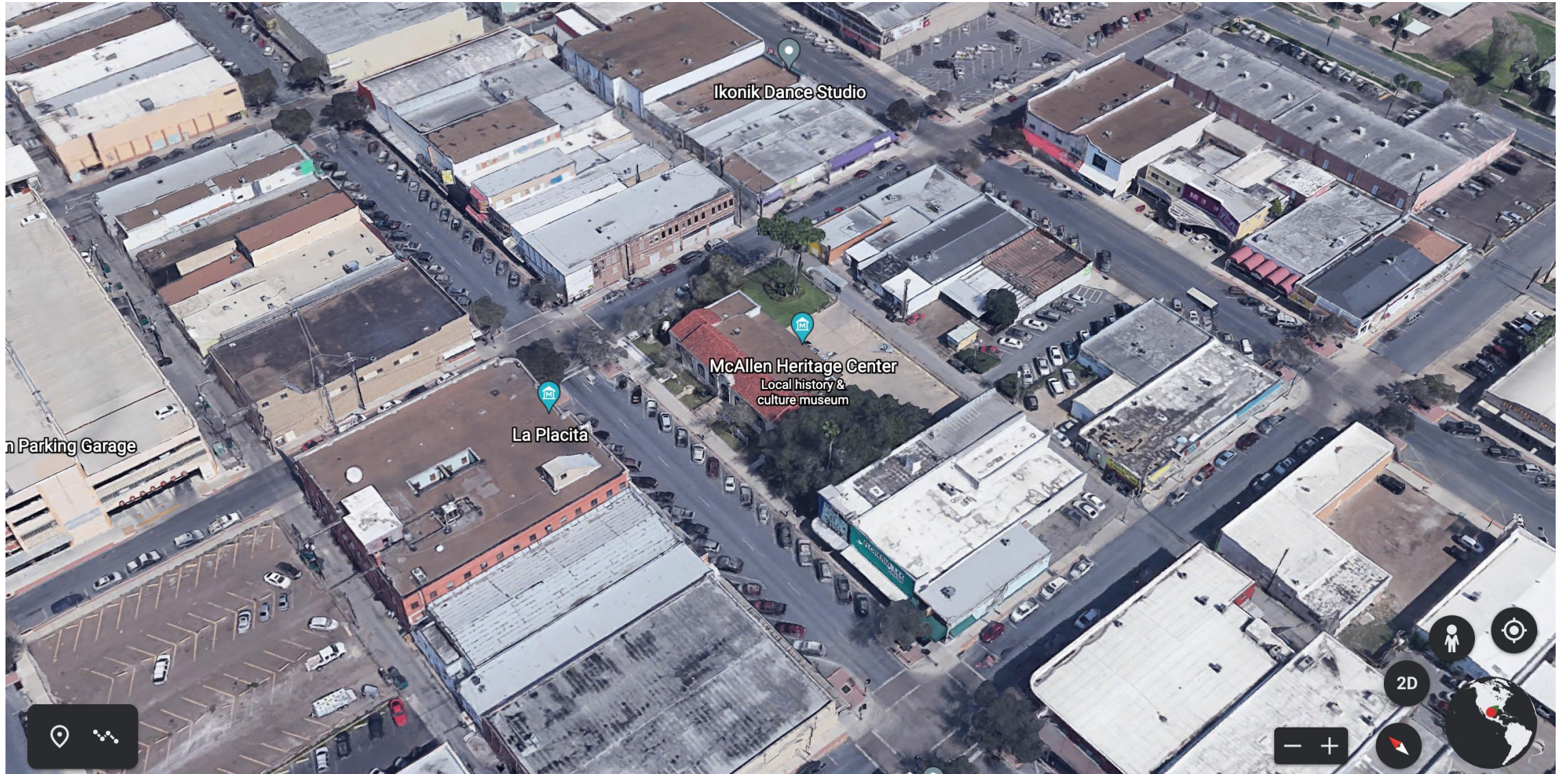
200 FT. NOTIFICATION BOUNDARY



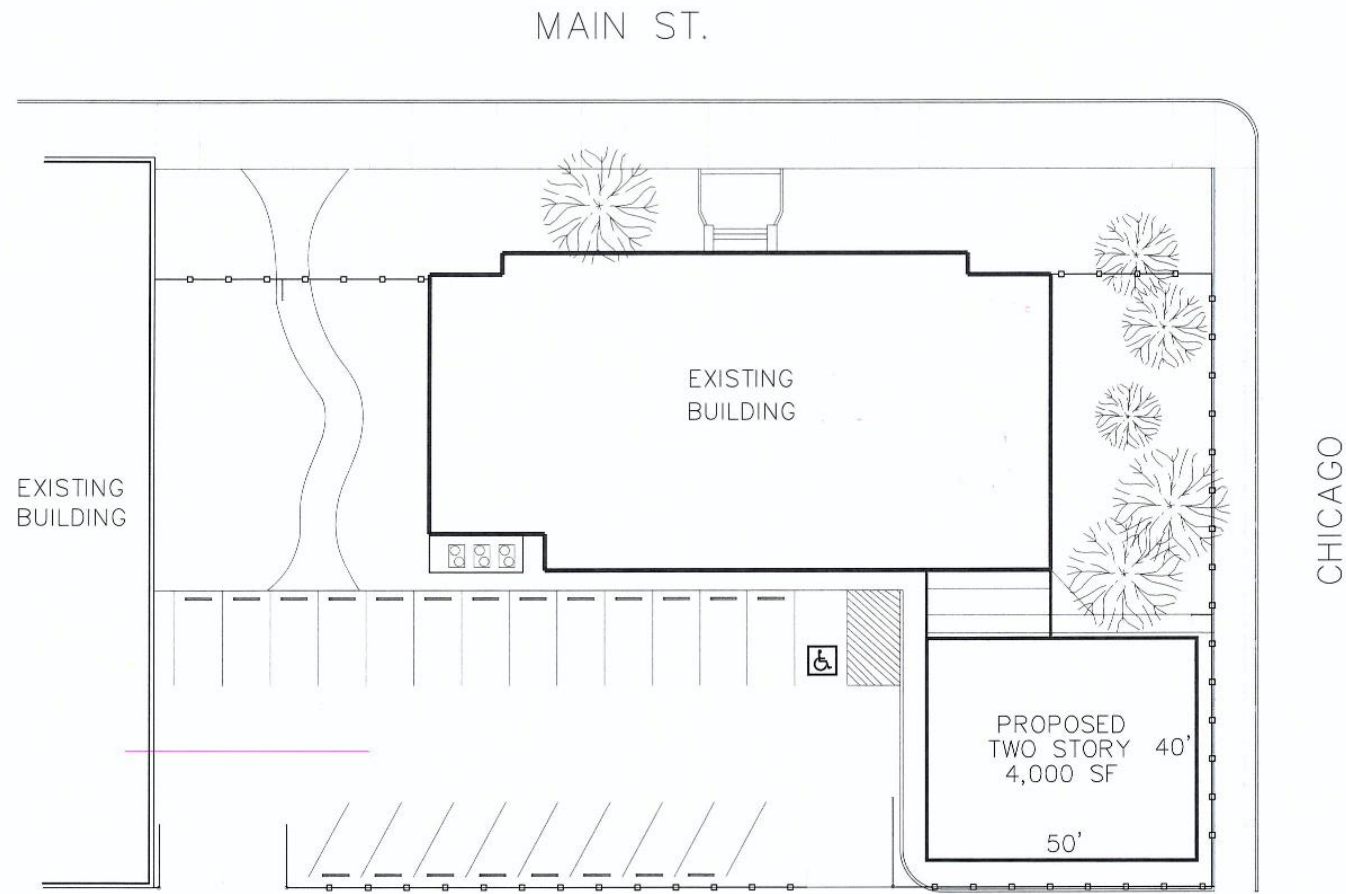
This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, This map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes.

location of property boundaries.

CURRENT FACILITY



PROPOSED SITE PLANS



THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL FROM AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

McALLEN HERITAGE CENTER
301 S. MAIN ST. McALLEN, TX 78501



PROPOSED BLDG.
SCALE: 1" = 20'-0"

1

PRELIMINARY RENDERINGS

McAllen Heritage Center Addition

September 23, 2021

Boultinghouse
Simpson
Gates
ARCHITECTS



PRELIMINARY RENDERINGS



McAllen Heritage Center Addition
September 23, 2021

Boultinghouse
Simpson
Gates
ARCHITECTS



PRELIMINARY RENDERINGS

McAllen Heritage Center Addition

September 23, 2021

Boultinghouse
Simpson
Gates
ARCHITECTS



**ELECTION
OF
OFFICERS**

HISTORICAL PRESERVATION COUNCIL

2022 ATTENDANCE RECORD

	1/26/2022	2/25/2022	3/23/2022	4/20/2022	4/27/2022	05/25/2022	7/27/2022	8/25/2022	9/28/2022	10/26/2022	11/30/2022	12/07/2022
Joe Averill, Jr. - Chair	P											
JOHNNY CISNEROS - VC	A	A	P	A	P	A						
DR. JACLYN MILLER -VC	A	P	A	A	A	P	N M	P	P	N M	P	N M
TRISHA SCOTT	A	P	P	A	P	A	N M	P	P	N M	A	N M
ORLANDO GUTIERREZ- CHAIR	P	P	P	P	P	P	N M	P	P	N M	P	N M
DAVID E. CAZARES	A	A	A	P	A	A	N M	P	A	N M	P	N M
DANNY BOULTINGHOUSE		P	A	P	P	P	N M	P	A	N M	P	N M
ODETTE MACDONALD		P	P	A	P	P	N M	P	A	N M	A	N M
CAROLINA CIVAROLO								P	P	N M	A	N M

P – PRESENT
A – ABSEN
RS - RESIGNED
* NO QUORUM
** NO MEETING

04/20/2022 – NO QUORUM

ON MAY 25, 2022 WE HAD ELECTIONS FOR CHAIRPERSON & VICE-CHAIRPERSON.

ON AUGUST 25, 2022 WE WELCOMED OUR NEW MEMBER MS. CIVAROLO.



PLANNING DEPARTMENT



311 N 15th Street McAllen, TX 78501
 Phone: 956-681-1250 Fax: 956-681-1279

2023 CALENDAR

Meetings:

- City Commission
 - ▲ Public Utility Board
 - Planning & Zoning Board
 - Zoning Board of Adjustment
- HPC - Historic Preservation Council

Deadlines:

- D- Zoning/CUP Application
 - N - Public Notification
- * **Holiday** - Office is closed

JANUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 HOLIDAY	3	4 	5 N-1/17 & 1/18 D-2/7 & 2/8	6	7
8	9 ●	10 ▲	11	12	13	14
15	16 A-2/7 & 2/8	17 	18 N-2/7 & 2/8 D-2/121 & 2/22	19	20	21
22	23 ●	24 ▲	25	26 HPC	27	28
29	30	31				

FEBRUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
5	6	7 	8 N- 2/21 & 2/22 D- 3/7 & 3/8	9	10	11
12	13 ●	14 ▲	15	16	17	18
19	20 A-2/21 & 2/22	21 	22 N-3/7 & 3/8 D-3/15 & 3/16	23 HPC	24	25
26	27 ●	28 ▲				

MARCH 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 A-3/15 & 3/16	7 	8 N-3/15 & 3/16 D-4/4 & 4/5	9	10	11
12	13 ●	14 ▲	15	16	17	18
19	20 A-4/4 & 4/5	21 	22 N-4/4 & 4/5 D-4/18 & 4/19	23	24	25
26	27 ●	28 ▲	29 HPC	30	31	

APRIL 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 	5 N-4/18 & 4/19 D-5/2 & 5/3	6	7 HOLIDAY	8
9	10 ●	11 ▲	12	13	14	15
16	17 A-5/2 & 5/3	18 	19 N- 5/2 & 5/3 D-5/16 & 5/17	20	21	22
23	24 ●	25 ▲	26	27 HPC	28	29
30						

MAY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 A- 5/16 & 5/17	2 	3 D: 6/6 & 6/7 N-5/16 & 5/17	4	5	6
7	8 ●	9 ▲	10	11	12	13
14	15	16 	17 D-6/20 & 6/21	18	19	20
21	22 ●	23 ▲	24 N-6/6 & 6/7	25 HPC	26	27
28	29 HOLIDAY	30	31			

JUNE 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 	7 D-7/12 & 7/13 N-6/20 & 6/21	8	9	10
11	12 ●	13 ▲	14	15	16	17
18	19	20 	21 D-7/26 & 7/27	22	23	24
25	26 ●	27 ▲	28	29 HPC	30	
	A-7/12 & 7/13		N-7/12 & 7/13			

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2023 CALENDAR

Meetings:

- City Commission
- ▲ Public Utility Board
- HPC - Historic Pres Council
- Planning & Zoning Board
- Zoning Board of Adjustment

Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- * **Holiday** - Office is closed

JULY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 HOLIDAY	5	6	7	8
9	10 ● A-7/26 & 7/27	11 ▲	12 N-7/26 & 7/27 D-8/8 & 8/9	13 	14	15
16	17	18	19	20	21	22
23	24 ● A-8/8 & 8/9	25 ▲	26 N-8/8 & 8/9	27 HPC	28	29
30	31		D-8/22 & 8/23			

AUGUST 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 A- 8/22 & 8/23	8 	9 N- 8/22 & 8/23 D-9/6 & 9/7	10	11	12
13	14 ●	15 ▲	16	17	18	19
20	21 A- 9/6 & 9/7	22 	23 N- 9/6 & 9/7 D-9/19 & 9/20	24 HPC	25	26
27	28 ●	29 ▲	30	31		

SEPTEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 HOLIDAY	5	6 N-9/19 & 9/20 D-10/3 & 10/4	7 	8 A-9/19 & 9/20	9
10	11 ●	12 ▲	13	14	15	16
17	18 A-10/3 & 10/4	19 	20 D-10/18 & 10/19 N-10/3 & 10/4	21	22	23
24	25 ●	26 ▲	27	28 HPC	29	30

OCTOBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 	4 N-10/17 & 10/18 D-11/1 - 11/7	5	6	7
8	9 ●	10 ▲	11	12	13	14
15	16 A-11/1 ZBA	17 	18 N- 11/1 ZBA D-11/15 & 11/21	19	20	21
22	23 ● A- 11/7 PZ	24 ▲	25 N- 11/7 PZ	26 HPC	27	28
29	30 A- 11/15 ZBA	31				

NOVEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 N- 11/15 ZBA D-12/5 & 12/6	2	3	4
5	6 A-11/21 PZ	7 	8 N- 11/21 PZ	9	10	11
12	13 ●	14 ▲	15 D-12/19 & 12/20	16	17	18
19	20 A-12/5&12/6	21 	22 N-12/5 & 12/6	23 HOLIDAY	24	25
26	27 ●	28 ▲	29	30		

DECEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 	6 HPC D-TBA N-12/19 & 12/20	7	8	9
10	11 ●	12 ▲	13	14	15	16
17	18 A- TBA	19 	20 D- TBA N- TBA	21	22	23
24	25 HOLIDAY	26 HOLIDAY	27	28	29	30
31						